



VARANASI DEVELOPMENT AUTHORITY WEEKLY NEWSLETTER

11TH APRIL '2024



Outstanding Performance by Varanasi Development Authority in Fiscal Year 2023-24

Under the astute leadership of Vice Chairman Shri Pulkit Garg, the Varanasi Development Authority (VDA) has significantly surpassed its financial targets for the year ending March 31, 2023. Demonstrating commendable fiscal management and operational efficiency, the VDA achieved a remarkable revenue collection of Rs. 272 crore, exceeding the annual target of Rs. 266 crore by achieving a 103 percent recovery rate.

Breakdown of Revenue Sources:

Property Revenue:

The Property Section contributed impressively, collecting Rs. 13,604 lakh, surpassing the budget allocation of Rs. 13,230 lakh, thus achieving 102 percent of the planned target.

Building Revenue:

Revenue from the Building Section reached Rs. 7,590.16 lakh, significantly above the target of Rs. 6,400 lakh, marking an achievement of 118.60 percent.

Miscellaneous/Other:

Despite challenging circumstances, this category achieved Rs. 3,409.64 lakh against a budget of Rs. 4,137.5 lakh, reflecting 82.40 percent of the targeted revenue.

Construction and Development Expenditure:

The VDA also led in terms of investment in development activities, spending Rs. 10,132.99 lakh, which is 122.07 percent more than the allocated budget of Rs. 8,301.05 lakh.

These figures not only highlight the Varanasi Development Authority's robust financial health but also position it as a leader in developmental expenditures among all development authorities in Uttar Pradesh.

This exceptional performance underlines our commitment to accelerating development and prosperity in Varanasi, further establishing a benchmark for excellence.



Varanasi Development Authority Hosts Key Review Meeting with Real Estate Stakeholders

Under the leadership of Vice Chairman Shri Pulkit Garg, the Varanasi Development Authority (VDA) conducted a pivotal meeting with the Builders and Developers Association and the Purvanchal Real Estate Association. The focus was on the amended Building Construction and Development By-laws 2008 and Rain Water Harvesting strategies.

VDA's Town Planner, Shri Prabhat Kumar, detailed the amendments made to the Building Bylaws, emphasizing the need for thorough scrutiny of forms and records before submission for approval. He highlighted the importance of adhering to approved construction maps to avoid mitigation.

The meeting addressed challenges in obtaining NOCs from the Municipal Corporation, with directives issued to expedite resolutions. Notable attendees included Chief Development Officer Shri Himanshu Nagpal and representatives from CREDAI, ARC Group, and Didwania Group.



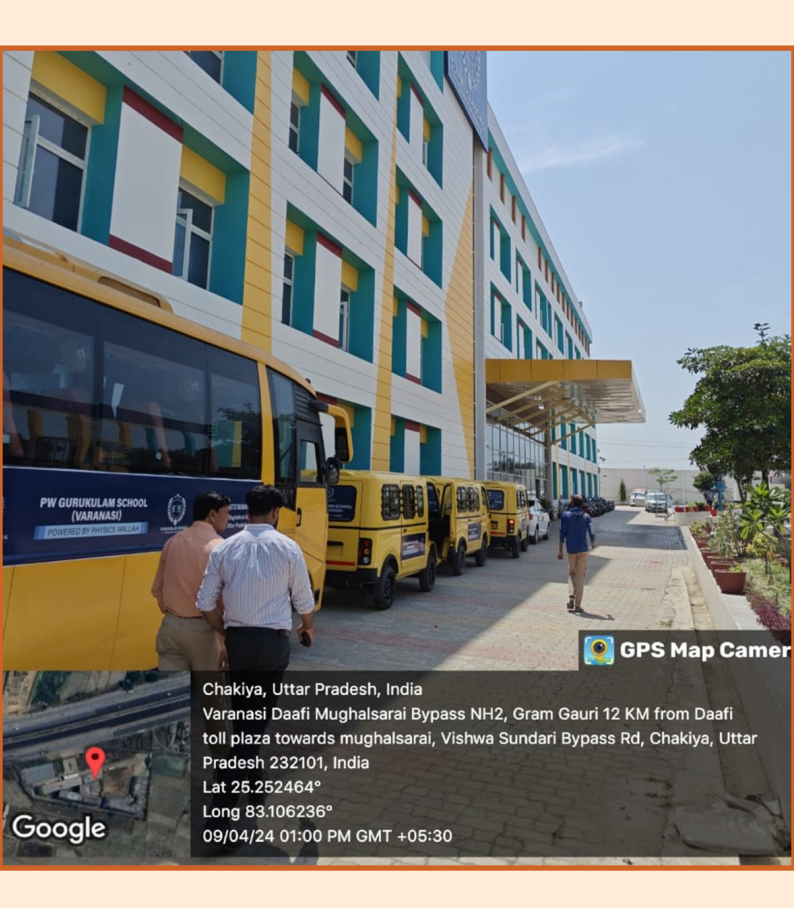
Varanasi Development Authority Conducts Inspection of World Bank-Aided Projects in Sarnath

Shri Kaushal Raj Sharma (Divisional Commissioner), Chairman Varanasi Development Authority, together with Vice Chairman Shri Pulkit Garg, recently inspected the ongoing World Bank-assisted Pro-Poor Project sites in Sarnath. These sites include critical infrastructure developments such as roads, vending zones, and public amenities stretching from Sarang Nakbandi to the Railway Station, and from Dharmapala Square to Ganpati Tiraha.

During the inspection, the Divisional Commissioner expressed concerns regarding the slow progress and substandard quality of work. He issued specific directives to accelerate the construction of key features like the mural and interpretation wall at Sarangnath temple and Ganpati Tiraha. Additionally, he ordered improvements to the footpath, drainage systems, and the development of green areas and city forests.

The Divisional Commissioner mandated that KK Construction adhere strictly to the design plans and complete the work within two months or face penalties under the terms of their contract.

The inspection was attended by notable officials including Municipal Commissioner Shri Akshat Verma, Joint Magistrate Sadar, Secretary Dr. Ved Prakash Mishra, Additional Municipal Commissioner, Executive Engineer Anand Mishra, Assistant Engineer Shivaji Mishra, Junior Engineer Vijay Singh, Urban Planner Aman Shahu, and representatives from KK Construction.



Enforcement Action by Varanasi Development Authority in Zone-5, P.W. Gurukulam School

The enforcement team of the Varanasi Development Authority, Varanasi Zone-5, has taken decisive action against P.W. Gurukulam School for non-compliance with approved construction plans. The school complex, which includes a hostel and staff residences located on Arazi numbers 5, 6, 7 parts, and 8 in Mauja Gauri, Pargana-Dhus Ward-Mughalsarai, was initially granted approval by the Vice Chairman Shri Pankaj Rai, on January 16, 2017.

Despite fulfilling the financial obligations by depositing Rs. 1,27,96,890.00 into the Authority fund on August 29, 2018, the school administration failed to comply with the specified map restrictions and conditions. This oversight resulted in the non-issuance of the final building map.

A recent inspection by the Zone Team revealed significant deviations from the approved mitigation and proposed map, with the school currently operational within the non-compliant structures. Consequently, a notice has been issued under the relevant sections of the UP Town Planning and Development Act, 1973. The involved parties have been directed to rectify the unauthorized constructions to align with the original approved plans.

Varanasi Development Authority Takes Action Against Illegal Construction in Zone-3

The enforcement team of Varanasi Development Authority, operating in Zone-3, has executed sealing proceedings on an illegal construction located at Building No. CK 43/164, Ward Chowk, District Varanasi. The action, which took place on April 5, 2024, was in response to unauthorized construction activities conducted by Badshah Ali.

The property was sealed in accordance with Sections 27, 28(i), and 28(ii) of the UP Town Planning and Development Act, 1973. Following the sealing, the premises were handed over to the custody of the Chowk Police Station. The operation was overseen by Zonal Officer Saurabh Prajapati and Junior Engineer Ravindra Prakash.



Enforcement Action on Illegal Construction in Varanasi Zone-4

The enforcement team of the Varanasi Development Authority, Zone-4, has executed a decisive sealing operation against illegal construction in Mahamanapuri Colony, Lane No. 9, Ward-Nagwa, District Varanasi. This action targeted an unauthorized construction by Mrs. Pramila Singh, involving the erection of pillars and walls over an area of approximately 45' x 55'.

The construction activities, carried out clandestinely during holidays and nighttime, were in violation of Sections 27, 28(i), and 28(ii) of the UP Town Planning and Development Act, 1973. As a result of these infractions, the site was sealed on April 8, 2024, and subsequently placed under the continuous monitoring of the local police at Chaitapur Police Station.



Sealing of Unauthorized Hotel Construction in Varanasi Zone-2

The Varanasi Development Authority's enforcement team in Zone-2 has taken stringent action against unauthorized constructions by sealing five rooms of a hotel operated by Mr. Ram Sahare, Ashapur Road, Ward-Sarnath, Varanasi, built over previously constructed B+G+1 floors without the necessary map approval.

The action, which took place on April 3, 2024, was carried out under Sections 27, 28(i), and 28(ii) of the Uttar Pradesh Town Planning and Development Act, 1973. Following the sealing, the premises were handed over to the custody of Sarnath Police Station for enforcement. Zonal Officer Mr. Sanjeev Kumar and Junior Engineer Mr. J.P. Gupta were present during the operation.



Varanasi Development Authority Zone-1 Takes Action Against Illegal Building Construction

The enforcement team of Varanasi Development Authority, Zone-1, has implemented strict measures against illegal construction by Rameshwar Tiwari, son of the late Kedar Nath Tiwari. The construction involved a 5 + 5 floors structure on Arazi numbers 1552 and 1554, Mauja-Khajuri, Ward-Sikroul, Varanasi, which deviated from the approved map.

Notices, including a show cause and a stop work order, were initially issued on October 21, 2019, under Sections 27, 28(i), and 28(ii) of the UP Town Planning and Development Act, 1973. Despite these notices, construction activities continued unabated. Consequently, the structure was sealed on April 8, 2024, and the site was placed under the custody of the Pandeypur Police Station.

Zonal Officer Singh Gaurav Jai Prakash, Junior Engineer Atul Mishra were present.



IMPORTANT ADVISORY: Varanasi Development Authority VDA urges all the citizens of Varanasi to refrain from buying or selling properties with illegal constructions or plotting. All citizens are also advised to secure mandatory map approvals before any construction activity to avoid engaging in illegal construction practices.

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With love and excitement!
**VARANASI DEVELOPMENT AUTHORITY,
VARANASI**